



## HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

### Commission Members:

Rogenia Cox, CHAIR  
Judge Armando Rodriguez, VICE-CHAIR  
Izzy Einsidler, Commissioner  
Jeffrey Harrington, Commissioner  
Louise Bauer Davoli, Commissioner  
Jas Singh, Commissioner  
Sandy Cha, Commissioner

### Staff:

Keith Bergthold, Assistant Director  
Planning & Development Department  
Claudia Cázares, Manager  
Housing & Community Development Division  
Erica Castaneda, Acting Recording Secretary

*Conference Room "A" is accessible to the physically disabled. Please contact Housing and Community Development staff at 621-8500 to request additional accommodations for other disabilities, signers, assistive listening devices or translators. Requests should be made one week prior to the meeting.*

### HCDC MEETING AGENDA

Wednesday, December 9, 2009 at 5:00 p.m.

Fresno City Hall, Conference Room 2165 (Room 'A' - 2<sup>nd</sup> Floor)  
2600 Fresno Street, Fresno, California 93721

#### A. CALL TO ORDER

#### B. COMMUNICATIONS

#### C. APPROVAL OF MINUTES

1. Minutes of October 14, 2009 and November 3, 2009

#### D. GENERAL ADMINISTRATION

1. APPROVE RENEWAL OF CONSULTANT SERVICES AGREEMENT WITH DAVID ROSEN AND ASSOCIATES TO COMPLETE HOUSING TRUST FUND SCOPE OF SERVICES FOR THE CITY'S AFFORDABLE HOUSING SPECIAL REVENUE FUND PROGRAM – Presentation by Corrina Nunez
2. CONSIDER RECOMMENDING TO THE AGENCY BOARD:
  1. CONDITIONALLY AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO FAÇADE EASEMENT AGREEMENTS WITH BUSINESS OWNERS WITHIN REDEVELOPMENT PROJECT AREAS THAT WOULD ALLOW GRANTS UP TO \$50,000 TO BE DISBURSED TO ASSIST WITH THE STOREFRONT IMPROVEMENT PROGRAM (SIP) EFFORTS
  2. ADOPT A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AUTHORIZING DISCRETION TO THE AGENCY'S EXECUTIVE DIRECTOR TO ENTER INTO AND EXECUTE FAÇADE EASEMENT AGREEMENTS HEREIN – Presentation by Redevelopment Agency
3. RECOMMEND THAT AGENCY BOARD APPROVE REQUEST TO TRANSFER TITLE OF FIVE (5) VACANT PARCELS LOCATED ON FLORENCE AVENUE BETWEEN EAST AVENUE AND RAILROAD AVENUE FROM THE CITY TO THE REDEVELOPMENT AGENCY (LOCATED IN DISTRICT 3) – Presentation by Redevelopment Agency
4. CONSIDER RECOMMENDING TO THE CITY COUNCIL AND THE AGENCY BOARD OF THE CITY OF FRESNO THAT THE AGENCY AUTHORIZE \$178,000 FOR THE INSTALLATION OF PUBLIC IMPROVMENTS, INCLUDING SIDEWALKS, CURBS, AND GUTTERS ON THE SOUTHEAST SIDE OF CHANCE AND BUTLER AVENUES, AND THE NORTHEAST PORTION OF CHANCE AND HAMILTON AVENUES; AND ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW THAT THE AGENCY MAY PAY FOR COST TO CONSTRUCT AND INSTALL THESE PUBLICALLY OWNED IMPROVEMENTS WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency
5. RECOMMEND ISSUANCE OF A REQUEST FOR QUALIFICATIONS AND CONCEPTUAL PROPOSALS (THE "RFQ") BY THE AGENCY AND THE CITY OF FRESNO FOR THE DEVELOPMENT, REDEVELOPMENT AND/OR RE-USE OF SEVEN (7) DOWNTOWN PARCELS TOTALING 1.92 ACRES IN THE UPTOWN CULTURAL ARTS DISTRICT IN DOWNTOWN FRESNO FOR THE PURPOSE OF DEVELOPING A LIVELY, MIXED USE ENTERTAINMENT CENTER DEVELOPMENT, MERGED PROJCTC AREA #1 – Presentation by Redevelopment Agency
6. RECOMMEND THE AGENCY BOARD (1) AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT, AND RELATED DOCUMENTS, FOR THE PROPERTY LOCATED AT 237 N. PARK AVENUE, FRESNO, CA 93701 (APN 459-232-04) OWNED BY VALLEY CAPITAL INVESTMENT, INC., AND, (2) AUTHORIZE THE EXECUTIVE DIRECTOR TO TAKE ALL OTHER ACTIONS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE SUBJECT PROPERTY IS LOCATED IN THE LOWELL NEIGHBORHOOD WITHIN THE FREEWAY 99 GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency

7. RECOMMEND THAT THE AGENCY BOARD CONSIDER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE PURCHASE AND SALES AGREEMENT FOR THE PURCHASE OF 1.17 ACRES LOCATED AT THE SOUTHWEST CORNER OF SHIELDS AND WINERY AVENUE WITHIN THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA AND TO TAKE THE NECESSARY ACTIONS TO CLOSE ESCROW – Presentation by Redevelopment Agency
8. CONSIDER RECOMMENDING THAT THE COUNCIL AND AGENCY ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AND AUTHORIZING THE EXPENDITURE OF \$220,000 FOR THE INSTALLATION OF PUBLIC AND PRIVATE IMPROVEMENTS, INCLUDING PROPOSED BRANCH HOUSE SEWER CONNECTIONS (PUBLIC) AND ON-SITE HOUSE CONNECTIONS (PRIVATE) TO 44 HOMES IN THE CORTLAND/FOUNTAIN WAY SEWER PROJECT, AND THAT SUCH INSTALLATION PROVIDES A BENEFIT TO THE HIGHWAY 99/GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA – Presentation by Redevelopment Agency

**E. INFORMATIONAL REPORTS**

**F. COMMISSIONERS' ITEMS**

**G. UNSCHEDULED ORAL COMMUNICATIONS**

*Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.*

**H. ADJOURNMENT**      The next scheduled Commission meeting is **January 13, 2010**

*Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.*